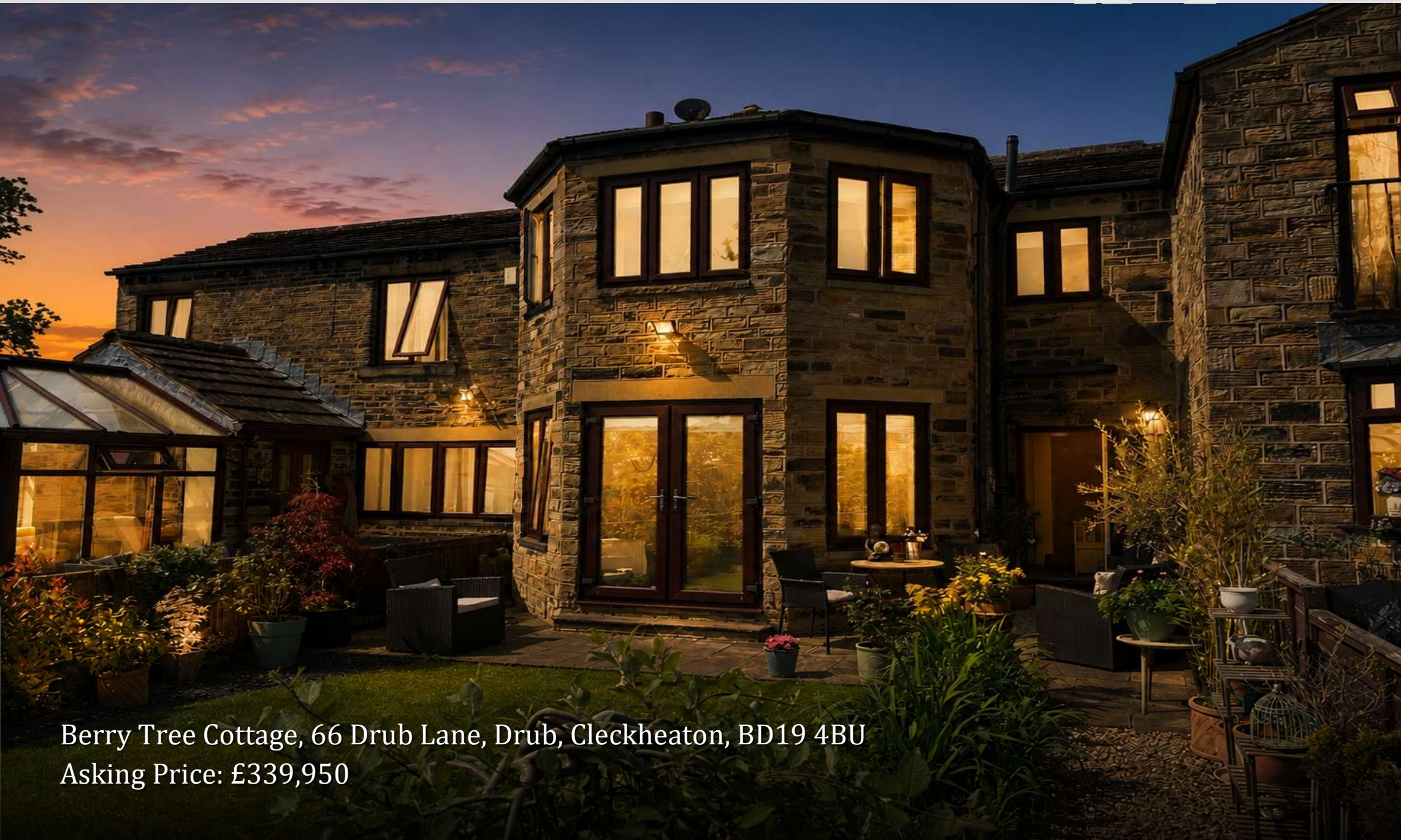




Berry Tree Cottage, 66 Drub Lane, Drub, Cleckheaton, BD19 4BU
Asking Price: £339,950

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**** SALE READY SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

Berry Tree Cottage' evokes a certain charming image and this 'picture-postcard', two-bedroom cottage with gorgeous gardens delivers on all fronts. Brimming with character and beautifully presented with a stylish modern finish throughout, it is situated in a highly desirable village location which enjoys breathtaking open rural views, offering the perfect blend of countryside charm and contemporary living.

Full of original features and warmth, this lovely home has been tastefully updated by the current owner and provides a peaceful retreat while remaining ideally placed for village amenities and surrounding countryside walks. Comprises hall, kitchen, lounge opening onto the garden, two good sized bedrooms and modern bathroom with driveway parking and single garage. In addition the delightful, well stocked, South-facing rear garden has a secluded, separate 'secret garden' area and summerhouse with power overlooking open fields. This home has the 'wow factor' and is certainly not to be missed.



Entrance Hall Access to the rear.

Lounge 16'9" x 12'6" max (5.1m x 3.8m max)

This lovely beamed ceiling room offers plenty of natural light and has a feature hexagonal shape with French doors leading onto the rear garden and enjoying the rural rear views.

Kitchen 14'5" x 9'2" max (4.4m x 2.8m max)

Modern range of wall and base units incorporating contrasting worktops, inset one and a half bowl sink and mixer tap. Double integral electric oven, four ring gas hob plus extractor with integral dish washer **and**

automatic washing machine. Tiled walls and stable door leading to front.

Cellar Wall mounted boiler.

Bedroom One 16'5" x 12'6" max (5m x 3.8m max)

This double bedroom enjoys the stunning far reaching rear views making this a lovely and peaceful place to wake up.

Bedroom Two 11'10" x 9'10" max (3.6m x 3m max)

Good sized bedroom having wall mounted TV point.

Bathroom Three piece suite comprising oval, free standing claw foot bath plus antique effect shower







extension, hand wash basin and WC. Useful storage cupboard and tiling to both walls and floor.

Exterior The property benefits from stunning, far reaching semi rural views to the rear and has the further benefit of being South facing enjoying the sun from sunrise to sunset.

The well stocked, beautiful paved patio and lawned garden to the rear leads to an additional 'secret garden' area with substantial 'Lugarde' summerhouse with power overlooking open fields making this a lovely place to relax and entertain. In addition there is driveway parking to the side and a single garage/workshop.

OTHER INFORMATION Tenure - Freehold
Council Tax Band - D
EPC Rating - D

PLEASE NOTE Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

Sale Ready Package The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

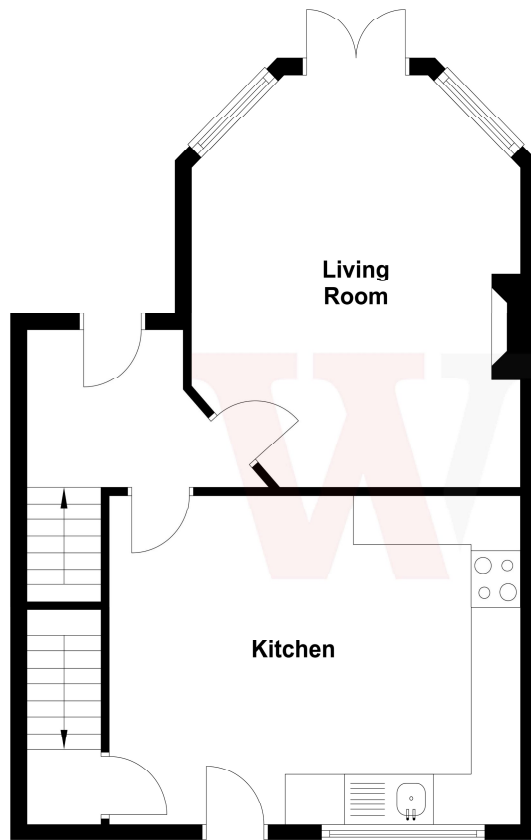
IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas,

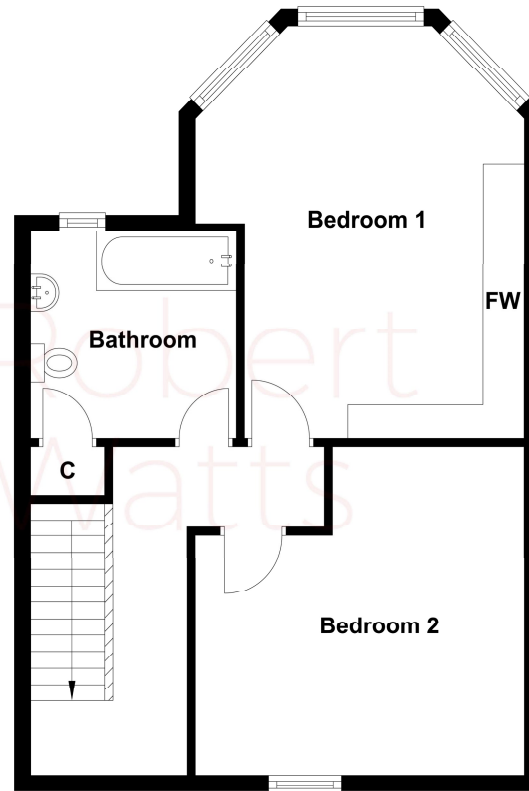
measurements or distances we have referred to are given as a guide only and are not precise.



Ground Floor



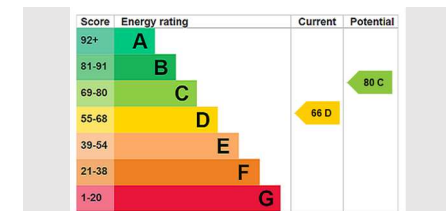
First Floor



AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



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